



Accelerating success.



Three Parcels Available | Offering Memorandum

Office Zoned Lots in Northwest Fresno

Fresno, California 93722

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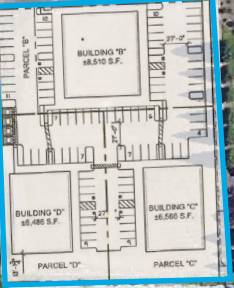
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**Davita
Dialysis**

**St. Agnes
Urgent Care**

**Fresno Madera
Farm Credit**



Property Summary

Office Zoned Lots in Northwest Fresno available for sale located with Herndon Avenue frontage, just east of Milburn Avenue. The available lots consists of three (3) parcels that are zoned Office (O) that are available for purchase. Buyer will be responsible for its own landscaping for each parcel.

	APN	Lot Area SF	Pad Area SF	Price Per Pad SF	Lot Price
Parcel & Building B	502-370-01	30,956	8,510	\$72.00	\$612,720
Parcel & Building C	502-370-02	24,917	6,566	\$72.00	\$472,752
Parcel & Building D	502-370-03	24,704	6,486	\$72.00	\$466,992

- ### Property Highlights
- Situated between Freeways 41 and 99
 - Zoned Office - "O"
 - Reciprocal Parking
 - Public Transportation nearby
 - In close proximity to shopping and restaurants
 - Near Marketplace at El Paseo Shopping Center



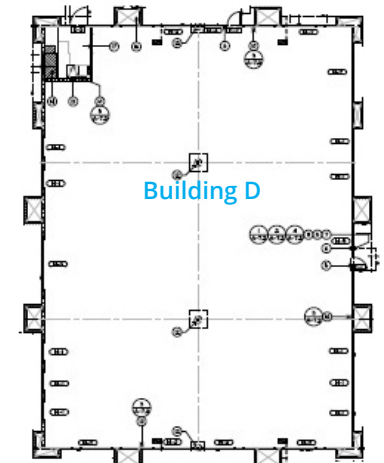
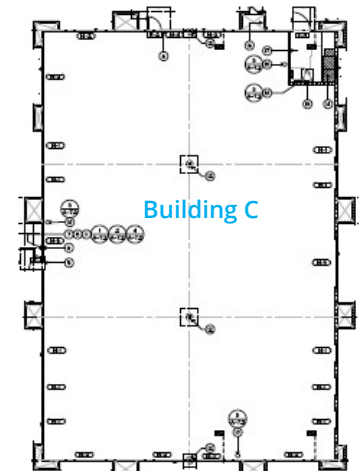
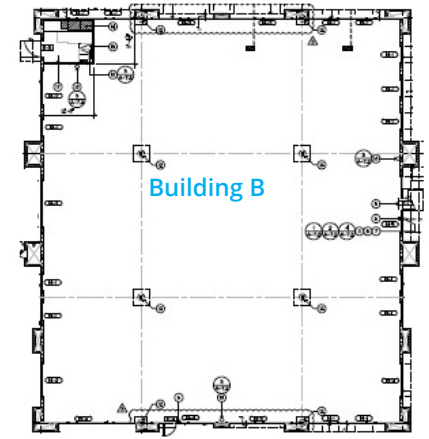
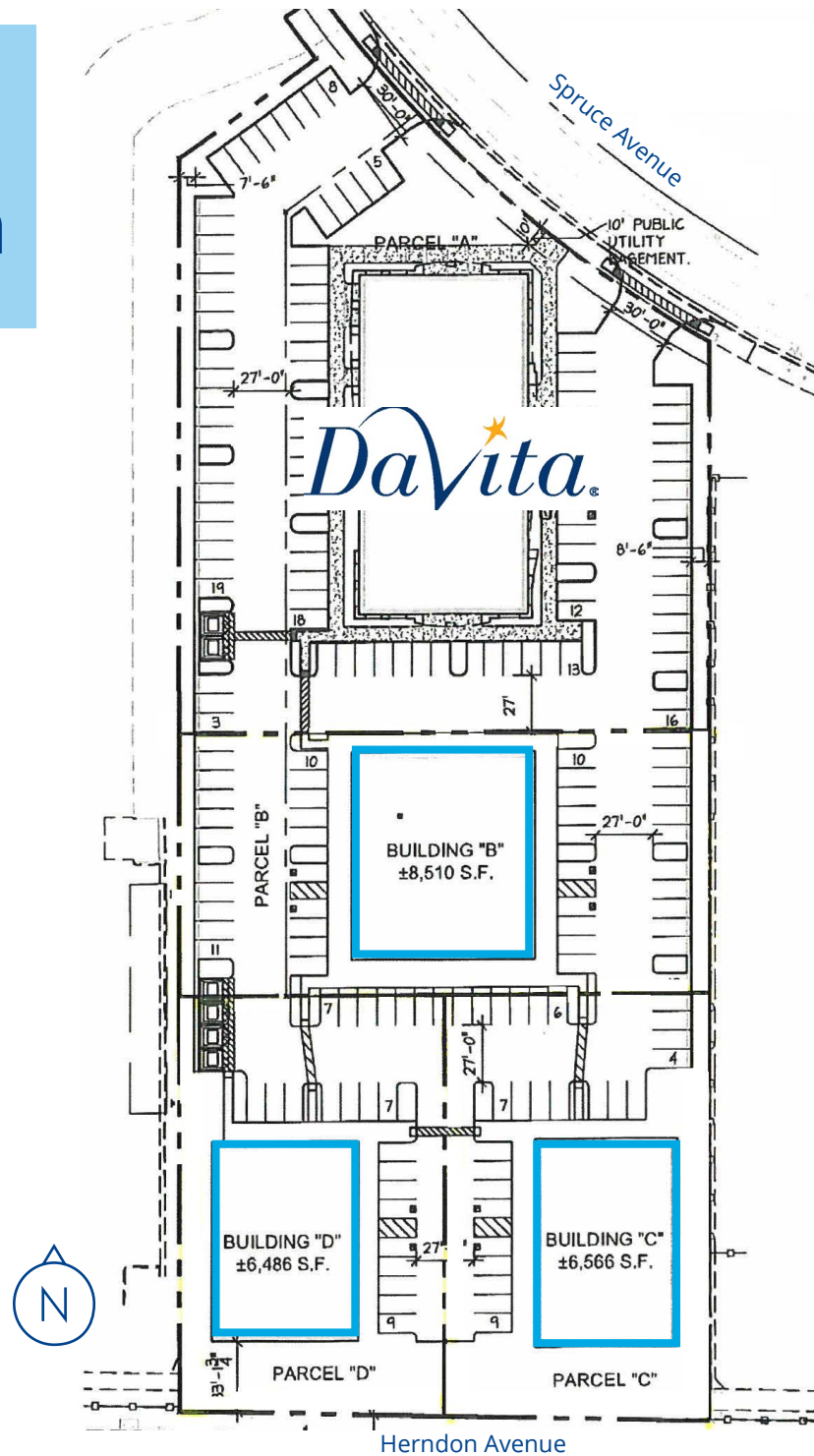
Property Aerial



Site Plan & Building Plan

Details:

- Parcel B
±30,956 SF
- Parcel C
±24,917 SF
- Parcel D
±24,704 SF



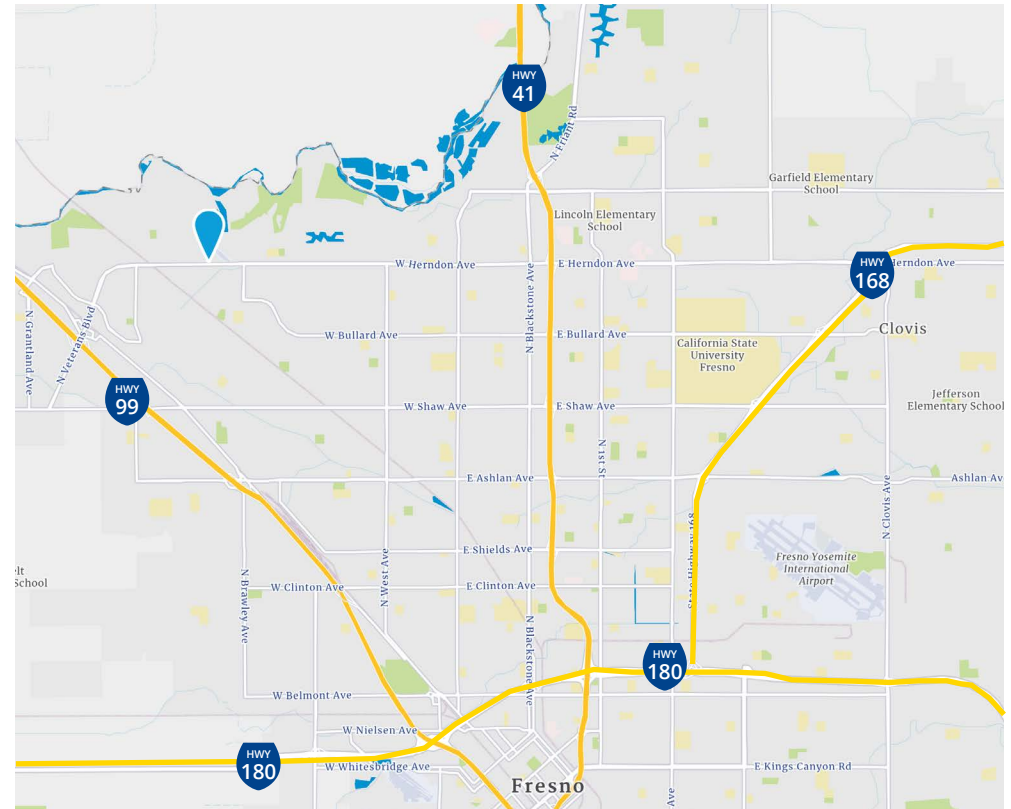


Location Overview

The three (3) subject Parcels are located in northwest Fresno along Herndon Avenue. Located within 2.39 miles from Highway 99 and 5.05 miles from Freeway 41, the Property offers quick access to South Fresno, Downtown and Clovis, California. The Subject Parcels are in close proximity to public transportation, shopping, and restaurants.

Marketplace at El Paseo

The Marketplace at El Paseo is a dynamic 650,000+ square foot hybrid shopping center located within minutes of subject parcels. The shopping center consists of national big box retailers, entertainment, restaurants and services on 75+ acres offering an abundance of amenities to the subject parcels.



Demographic Summary

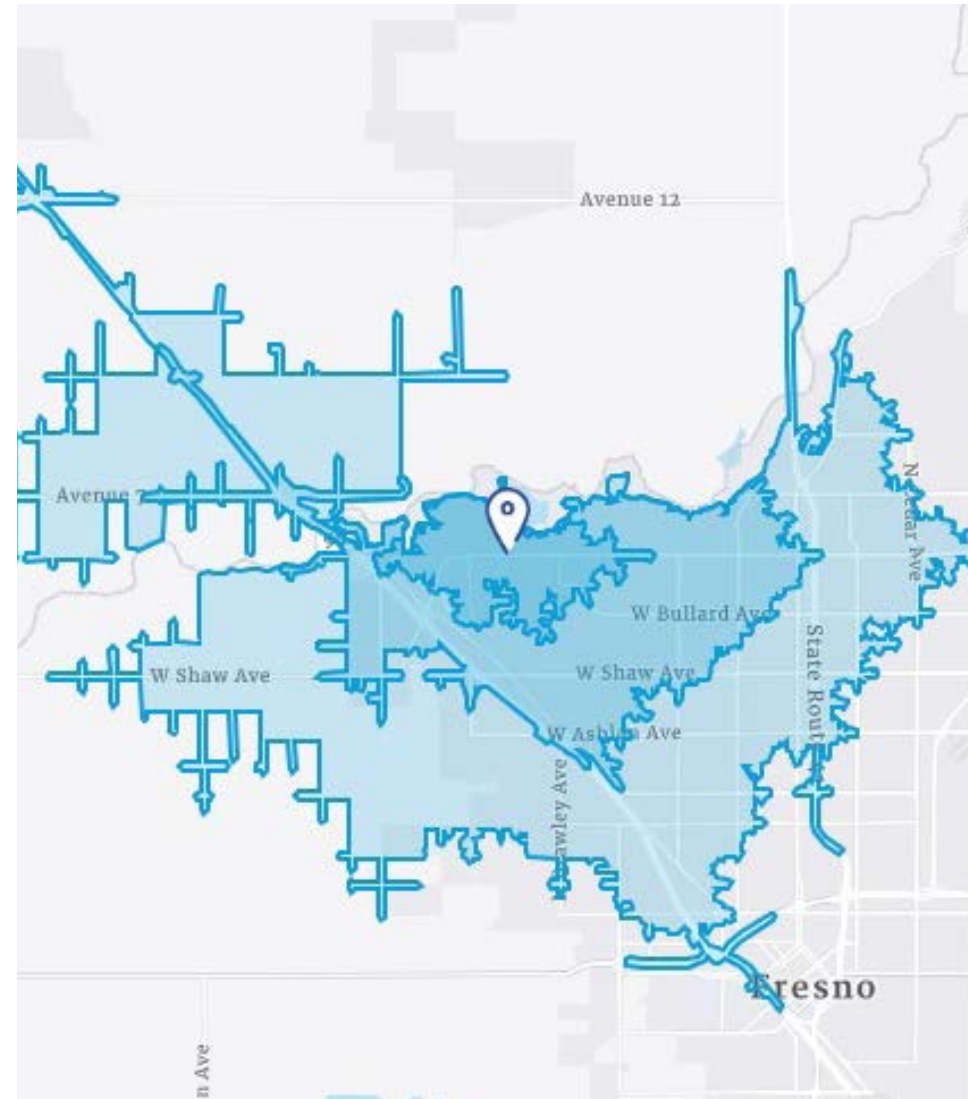
	5 minutes	10 minutes	15 minutes
Population	26,632	91,648	246,808
2028 Projected Population	26,880	92,929	249,639
Total Households	9,077	33,378	86,823
Owner Occupied Households	68.9%	58.7%	52.1%
Renter Occupied Households	27.2%	36.6%	43.3%
Average Household Size	2.92	2.73	2.82
Average Household Income	\$119,088	\$112,706	\$98,589
Median Age	37.4	37.8	35.8
Daytime Population	22,344	98,907	269,636
Daytime Population: Workers	6,897	48,180	130,609
Daytime Population: Residents	15,447	50,727	139,027
Commute Time to Work	14,317	44,686	113,598
Work at Home	1,589	4,898	11,254
Average Home Value	\$465,844	\$481,459	\$439,408

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5, 10, 15 minute drivetime around the Subject

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